

## **Harbury Parish Council**

### **Minutes of the Ordinary Parish Council Meeting 27 June 2013 at 7.30pm Harbury Village Hall**

#### **Present**

Cllr Lockley (Chairman)	Cllr Thornley	Cllr Thompson	Cllr Patrick
Cllr Summers	Cllr Lewis	Cllr Ekins	Cllr Knowles
Cllr Mancell	Cllr Hancock		

#### **In Attendance**

Mrs Alison Biddle, Clerk to the Council  
District Cllr Mann  
District Cllr Stevens  
Cllr Kettle (Chairman of Bishop's Itchington PC)  
Mrs Linda Ridgley, Harbury News  
Members of the public: 45

**13/086 Apologies:** District Cllr Hamburger

#### **13/087 Declarations of Interest:**

- Cllr Thompson declared a personal interest in the planning application for the Dog Inn at 10.1 as his daughter is proposing to use the premises to run a children's nursery.
- Cllr Lockley declared a personal interest in item 11.8ii which relates to a request from his son and his son's friends to place portable goals on the play area in Manor Orchard.

#### **13/088 Harbury Estate (former cement works)**

Representatives of Follett Property Holdings Ltd had been expected to attend and to give a presentation on their proposals for the site but had sent their apologies. Cllr Lockley is hoping to meet with them before the next PC meeting takes place in July.

#### **13/089 Public Participation**

##### **Cllr Kettle, Bishop's Itchington PC**

Cllr Kettle explained the challenges currently faced by Bishop's Itchington as a result of various planning applications. Harbury and Bishop's Itchington are the two largest villages in the district with many shared facilities and therefore any development on the scale proposed will have a significant impact on both communities. It is important that both parish councils work together along with other near neighbours to find the best solution. Cllr Kettle called for the support of Harbury residents in objecting to the latest planning application for 81 dwellings at the corner of Plough Lane and Gaydon Road. In return, a Harbury resident asked for support from Bishop's Itchington regarding concerns about proposals for a travellers' site close to Harbury. Cllr Lockley agreed there was a need to discuss these issues and have a shared approach.

*Cllr Thompson left the council table at this point and went to sit in the public gallery.*

##### **Leamington House, Church Street, Planning Application**

The applicant was in attendance to answer any questions relating to the application which had been received by the PC too late to be included on this evening's agenda and for which the consultation period will end before the next PC meeting. He had discussed his plans with his neighbours who had not raised any objections. The new extension will use bricks reclaimed from the old extension which is

to be demolished. The parish council will respond to this application using the clerk's delegated powers.

### **The Dog Inn Planning Application**

Members of the public raised the following objections:

- Detrimental effect on existing pre-school services. Survey results are not representative of local needs.
- Traffic – inadequate parking spaces for the nursery will result in more on street parking causing further congestion which will be exacerbated by the number of cars driving to and from the nursery, especially in peak hours.
- Road safety concerns for pedestrians at southern end of Ivy Lane arising from the extra traffic.
- High levels of noise.
- There is no parking allocated for the apartment.
- Detached dwelling would overlook gardens of properties in Church Street and is very close to existing properties which would result in loss of privacy.
- Access to the house is across nursery car park.
- The Dog is the only purpose built pub in the village and should be retained as a pub.
- Planning permission was refused for a dwelling in New Inn car park so a precedent has been set.

The applicant responded as follows:

- The application includes the maximum number of parking spaces allowed within SDC's planning policy so it is not possible to provide any more.
- The nursery proposal is for an existing building and therefore will not generate an extra 50 car movements as it already has the capacity to generate traffic.
- There will be an element of shared journeys (people dropping off siblings for example), cycling and walking, all of which will reduce the traffic impact.
- Ivy Lane remains open to two way traffic in front of the Dog and therefore not everyone will turn left when leaving the car park.
- It is estimated that a drop-off takes around 5 to 10 minutes and that typically, in peak times, this equates to 1 movement every 1 to 2 minutes
- There are too many pubs in the village. The Dog building was in a very poor state.
- A noise assessment will be carried out.
- There is only a small outdoor play area as most children will be indoors most of the time.
- There have already been 7 enquiries from local residents about places at the nursery.

*Cllr Thompson returned to the council table after the public forum had closed and before the next item.*

### **13/090 Minutes**

#### **1 Thursday, 23 May 2013 (Annual Meeting of the Parish Council)**

It was **RESOLVED** to accept the minutes of the annual meeting held on 23 May 2013 as a true and complete record of that meeting.

#### **2 Thursday, 23 May 2013 (Ordinary Meeting)**

It was **RESOLVED** to accept the minutes of the ordinary meeting held on 23 May 2013 as a true and complete record of that meeting.

### **13/091 Library**

#### **1 Lease Update**

The solicitor has advised that this is now making progress.

#### **2 Update Report**

The 'Art Fortnight' is coming up soon. The café will be open at the same time. The next tranche of funds from the Sec 106 agreement (Bush Heath Lane development) is due and there are on-going discussions with WCC about the library's share of this.

### **13/092 Representatives to Outside Bodies**

Ann Winchester has confirmed that she is happy to remain for the time being as the council's representative for Harbury School Governors.

### **13/093 Reports from Other Organisations**

**1 Harbury School Governors** – none received.

**2 Public Safety**

- At the last community forum, the police priorities were agreed as burglary, speeding and drugs.
- Can a link to the SNT's Facebook page be put on the PC's website?
- The 40mph marker signs in Butt Lane need replacing as they are faded out. The clerk will report this.

**3 Southam College** – none received.

**4 Twinning Association**

Letters of thanks have been received from the French visitors following the very successful exchange weekend in May. This year's Bastille Day celebrations will be held at Ufton.

**5 Village Hall**

It is hoped that the work will start in January 2014. In the meantime £200,000 needs to be raised. The cinema is still a great success. The next showing follows the school fair.

**6 Harbury Energy Initiative** – nothing to report

**7 WALC/NALC** – nothing to report.

**8 SDC & WCC**

The following reports were received from county and district councillors:

**SDC**

- The proposal for a new town between Gaydon and Lighthorne Heath goes before the council on 21.07.2013. If passed, it will go out for public consultation.
- The core strategy has still not been published.

**WCC**

- In accordance with the Chancellor's spending review, there will be a 10% cut in the funding to WCC. Health care and schools will be ring fenced. Council tax will be frozen for the next 2 years.
- There are problems with the City Deal project with Coventry at the moment.
- The public sector is moving towards performance related pay after 2015.
- The small grants system is still in place. Bids should be submitted in early September.

### **13/094 Deppers Bridge**

**1 Proposed Solar Farm**

There is still no news on the solar farm. Cllr Lockley will raise it with Follett's if a meeting takes place regarding the proposed development of the former cement works.

**2 Correspondence** – none received.

**3 Members Items**

The playing field bin was full last time it was checked.

## 13/095 Planning

*Cllr Thompson left the council table before the next item was discussed and went to sit in the public gallery.*

### 1 13/01252/FUL

Change of use of existing public house to children's nursery with minor external alterations and erection of single detached dwelling and associated garage.

#### **The Dog Inn**

#### **The Bull Ring**

It was **RESOLVED** to object to this application on the following grounds:

- The house is an over-development of the site.
- The house is not in keeping with the conservation area, Harbury Village Design Statement or Harbury Parish Plan.
- There are concerns about the increased number of traffic movements and that there are too few parking spaces.
- The play area space is inadequate.

*Cllr Thompson returned to his place at the council table at the start of the next item.*

### 2 13/01065/FUL

Single storey extension to the rear of the property with stone wall finish and slate roof to match in with existing

#### **Hall Lane**

It was **RESOLVED** to make no representation.

### 3 13/01408/TREE

Proposed tree works (various)

#### **Lorne Cottage**

#### **Crown Street**

It was **RESOLVED** to make no representation.

### 4 13/01220/FUL

Proposed ancillary accommodation to the rear

#### **Westfield Cottage**

#### **Westfields Farm**

#### **Fosse Way**

It was **RESOLVED** to make no representation.

### 5 13/00914/FUL

Proposed construction of 81 residential dwellings

#### **Land at junction of Gaydon Road and Plough Lane**

#### **Bishop's Itchington**

It was **RESOLVED** to object to this application on the following grounds:

- Impact on local services
- Use of a greenfield site
- No evidence of local need and therefore contrary to planning policy Com.1

### 6 **Other Decisions Noted** – see Appendix A.

### 7 **Neighbourhood Development Plan**

Cllrs Summers, Thornley and Patrick have not yet met because they have been waiting for the core strategy document to be published.

### 8 **Correspondence** – none received.

### 9 **Members Items**

- Cllr Lockley requested that the clerk keeps members up to date with the wind farm appeal.

## 13/096 Properties

- 1 **BMX Track** – the refurbishment work is due to start on 1 July 2013.
- 2 **Skate Park** – a grant of £7,000 has been received from Awards for All. An order has been placed for the new equipment which will be installed during the summer holidays.
- 3 **Play Areas** – there has been a lot of broken glass on the field recently which has been removed by local people. Cllr Lockley had written to Southam College to complain about the leavers' party which had taken place on the field but has not received a reply. County Cllr Stevens will follow this up.
- 4 **Playing Fields**
  - i. Deppers Bridge hedge clippings – there is evidence that these are in the process of being removed.
- 5 **Car Park** - nothing to report.
- 6 **Cemetery**
  - i Removal of ivy from chapel – a quote of £295 has been received which was approved. The clerk will make arrangements for the work to be carried out. A further quote of £145 has been received to cut back the overgrown area at the far side of the cemetery. This was also approved.
  - ii Water supply – the large tank is empty. Cllr Knowles will investigate.
- 7 **Correspondence** – none received.

## 8 **Members Items**

- i Bench Survey

Cllrs Hancock, Thompson and Knowles have inspected all the public benches in the village and drawn up a priority action list. The benches at Treens Hill and by the bus stop in Vicarage Lane are in very poor condition and need to be removed. It is hoped that the one in Vicarage Lane may be replaced by someone who has already enquired about donating a bench in their mother's memory. A couple of the benches in the survey may belong to the housing association and the clerk will check this before taking any action. There are several benches in the cemetery which have been placed there by bereaved families. Some of these are in poor condition and are not fixed. It was agreed that the PC needs to take reasonable steps to ensure that these are safe. It was agreed that the clerk would write to the people concerned to ask them to repair or remove the benches. Perhaps the council should consider drawing up some guidelines for the cemetery.
- ii Portable Goals in Manor Orchard Play Area

A request has been received from 3 boys for permission to place a portable football goal on the green. It was agreed to grant permission for this. The clerk will write to the boys accordingly.

*Cllr Lockley did not take part in the above discussion as his son is one of the boys concerned.*

## 13/097 Environment

### 1. **Street Lighting**

It has been established that it is technically possible to install the new lighting column for Bush Heath Road on the same side as the houses, on the verge by the entrance to the car park. This would cost less and also ensure that the light did not shine into the bedrooms of nearby houses. However, Linfoot Homes has objected to the new footpath being dug up. It is not possible to say whether this will be necessary or not until E.ON starts to excavate. As Linfoot owns the footpath (it has not yet been adopted by WCC) their permission will be required. Cllr Lewis will discuss with Linfoot and report back.

2. **Village Improvements** –nothing to report

3. **Traffic Calming**

The dragons' teeth promised for Bush Heath Lane have still not been installed. The new 30mph signs are in place. A traffic survey is underway at the moment along this stretch of road.

4. **Energy Group** – nothing to report

5. **Correspondence** – none received

6. **Members Items**

- A request for bollards to be installed along the verge in Frances Road was discussed. It was agreed that Cllr Summers would talk to the owner of the vehicle which is causing the problem. No bollards are to be installed at the moment.
- One of the bollards on The Pound has been removed. The clerk will make enquiries.
- Some of the field paths are impassable and there is a stile which needs to be repaired. The clerk will contact the local footpaths group.

**13/098 Electoral Review**

Cllr Lockley will research this subject for discussion at the next PC meeting. He will circulate the information in advance.

**13/099 Finance & General Purposes**

1. **Financial Report**

The spend v budget is on target. There were no questions.

2. **Correspondence** – none received

3. **Members Items** - none

**13/100 Accounts for Payment**

It was **RESOLVED** (proposed Cllr Lewis, seconded Cllr Ekins) to approve the accounts payable as per Appendix B.

**13/101 Reports & Questions**

Follett's and their representatives are to be invited to the next PC meeting to present their proposals for the former cement works site.

**13/102 Date of Next Meeting**

The next ordinary meeting of Harbury Parish Council will be held on Thursday, 25 July 2013 at 7.30pm in the Tom Hauley Room.

**Meeting closed at 9.48pm.**

Signed.....Chairman      Date.....

## APPENDIX A

### Planning Applications – Decisions to be noted 27 June 2013

**Parish Council Responses** (made since last parish council meeting using delegated powers)

None

#### SDC Decisions

1. 13/01011/LDE  
**Certificate of lawful existing use issued** on the basis that the property has been occupied in breach of the agricultural occupancy condition for a continuous period of 10 years or more and is therefore now lawful  
High Top  
Harbury Heath
  
2. 13/00867/FUL  
Proposed demolition of existing single storey side extension and erection of two storey side extension  
2 Wagstaffe Close  
**Permission with conditions**
  
3. 12/02473/LBC & 13/00659/FUL  
Re-pointing of exterior walls, replacement soil pipe, proposed construction of 1.8m high brick wall within curtilage, conversion of shed/lean-to to facilitate storage room and installation of replacement entrance gates  
Phoenix House  
High Street  
**Consent** granted with conditions for 12/012473/LBC  
**Permission with conditions** for 13/00659/FUL

